(3)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

This Instrument is Prepared by and Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of March, 2010, by and PHH Mortgage Corporation hereinafter called GRANTOR, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Charles F. Caudell, III, James C. Woodard, II and Jeffrey C. Maddox, Grantees, party of the second part, whose address is: 1404 South Street, Nashville, Tennessee, 37212.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, the said GRANTOR has bargain and sold and does herby bargain, sell, convey and confirm unto the said Grantee; the follow described real estate, situated and being in the County of Davidson, State of Tennessee.

Legal Description: Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Sigler's Addition to Nashville, of record in Book 1, Page 4, Chancery Court in Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Tax ID:. 093-13-0-381.00

Being the same property conveyed to Zohair Isshak, unmarried by deed from Kevin C. O'Connor, unmarried, dated March 17, 2006, recorded March 24, 2006, of record in Instrument No. 20060324-0033915, Register's Office for Davidson County, Tennessee.

Being further conveyed to Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated June 3, 2009, recorded July 1, 2009, of record in Instrument No. 20090701-0061280, Register's Office for Davidson County, Tennessee.

Further conveyed by Quit Claim Deed from Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation to PHH Mortgage Corporation, dated _____, recorded _____, in Instrument No. ✱ _____, Register's Office for Davidson County, Tennessee. ✱ 20100527-0040904

TO HAVE AND TO HOLD the same to the said Grantee his/her/its heirs/successors and assigns, the Grantor's successors and assigns hereby covenanting with the Grantee and his/her heirs and assigns that the title so conveyed is free of any encumbrances by or through the Grantor.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor and no other. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

BILL GARRETT, Davidson County
Trans:T20100031937 DEEDWARRSP
Recvd: 05/27/10 10:59 2 pgs
Fees:13.00 Taxes:925.00



20100527-0040906

IN TESTIMONY WHEREOF, witness the name of Grantor, herein the date and year first above written.

PHH Mortgage Corporation by NRT REO Experts, LLC , its Attorney-in-Fact

By: _____
Ximena Wolf

Its: ~~Asst Vice-Pres~~

NRT REOExperts LLC Limited Liability Company SEAL January 1, 2009 Delaware

State of Fl)
) ss.
County of Broward)

On this 29 day of March, 2010, before me, the subscriber, a Notary Public in and for said county and State, personally came **Ximena Wolf**, as AVP of NRT REO Experts, LLC, as Attorney-in-Fact for PHH Mortgage Corporation, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my ~~name~~ and affixed my notarial seal on the day and year aforesaid.

_____
Notary Public

WADZANAI GONDE
Notary Public - State of Florida
My Comm. Expires Nov 16, 2013
Commission # DD 937015

Property Address: 1404 South Street

I, or we, hereby swear or affirm that the actual consideration for this Transfer or value of the property transferred, whichever is greater is 250,000.00, which amount is equal to or grater than the amount which the property transferred would summon at a fair voluntary sale.

_____
Affiant (Buyer)

Subscribed and sworn to before me this 21st day of May, 2010

_____, Notary Public

New Property Owner and
Send Tax Bills to:
~~Jeff Maddox~~, Cal Woodard
~~1404 South Street~~ 4704 Dakota Ave.
Nashville, Tennessee ~~37212~~ 37207

My Commission Expires: 6-19-12

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN